

What is a R-1 Zone?

A low density residential zone that provides a means to create the best possible location and development standards for single-family dwellings.

How can I find out the zoning requirements for my property?

You may contact the Town of Los Gatos Community Development Department. Please supply the following information:

- Street address
- Nearest cross street
- Assessor's Parcel Number (APN number) if available

What are the R-1 zone lot sizes?

R-1 zones are categorized into the following six minimum lot areas:

<u>R-1 Zones</u>	<u>Minimum lot area</u>
R-1:8	8,000 S.F.
R-1:10	10,000 S.F.
R-1:12	12,000 S.F.
R-1:15	15,000 S.F.
R-1:20	20,000 S.F.
R-1:30	30,000 S.F.

What are the permitted uses in R-1 zones?

The following uses are permitted in a R-1 zone:

- Single-family dwelling
- Non-commercial raising of trees, vegetables and horticultural specialties (**commercial uses not permitted**)
- Small family day care home
- Residential care facility, small family home

*Additional uses may be allowed if a **Conditional Use Permit** (CUP) is approved. Please contact the Community Development Department for further information.

What are the minimum lot frontage and depth requirements?

<u>R-1 Zones</u>	<u>Frontage</u> (Interior lot/Corner)	<u>Depth</u>
R-1:8	60'/80'	90'
R-1:10	80'/90'	100'
R-1:12	90'/95'	100'
R-1:15	100'/100'	100'
R-1:20	100'/115'	140'
R-1:30	100'/120'	145'

Note:

- (1) The minimum frontage for a lot on a cul-de-sac bulb is 30' with a 60' minimum width.
- (2) The minimum depth of lots facing or backing freeways, arterials, railroad rights-of-ways, schools, or parks is 125'.
- (3) The frontage for lots on the outside of a street curve with a deflection angle of 75 degrees or more may be reduced to 30' depending on the radius of the curve.

Please refer to figure (1) for example illustration of frontages and depths of R-1:8 lots (8,000 S.F.) (SEE BACK PAGE)

What are the minimum setback requirements for the principal buildings?

<u>R-1 Zones</u>	<u>Front</u>	<u>Side</u>	<u>Rear</u>	<u>Street Side</u>
R-1:8	25'	8'	20'	15'
R-1:10	25'	10'	20'	15'
R-1:12	25'	10'	20'	15'
R-1:15	25'	12'	25'	15'
R-1:20	30'	15'	25'	20'
R-1:30	30'	16'	25'	20'

Please refer to figure (2) for example illustration of setbacks for a R-1:8 lot (8,000 S.F.)

(SEE BACK PAGE)

What are the height requirements for buildings?

The maximum height of any principle building in the R-1 zone is 30' from the natural or finished grade, whichever is lower and creates a lower profile, to the uppermost point of the roof edge, wall, parapet, mansard, or other point directly above that grade.

Note:

The maximum height for accessory buildings is 15' (measured from natural or finished grade, whichever is lower and creates a lower profile). Please contact the Community Development Department for further questions.

How much of my lot can I cover with buildings?

The maximum building coverage, including any type of accessory buildings, is 40%.

Other requirements?

For Development Standards, see the "Town of Los Gatos Residential Development Standards for all Single-Family and Two-Family Dwellings in all zones except the Resources Conservation and Hillside Residential Zones."

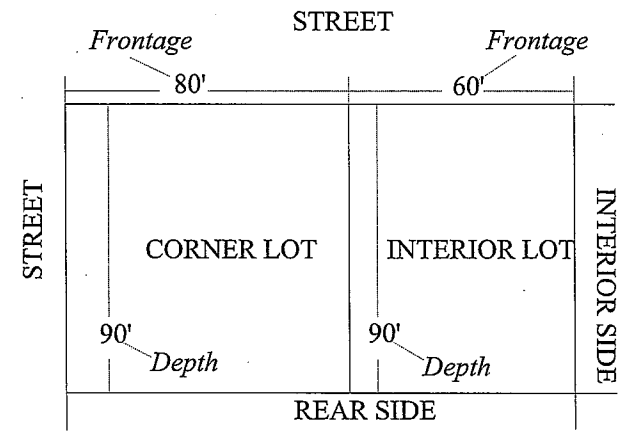
For answers to other questions on topics such as Floor Area Ratio (FAR), parking requirements, driveway requirements, or architectural requirements, you may contact:

Town of Los Gatos
Community Development Department
110 East Main Street
Los Gatos, CA 95032
(408) 354-6874

www.losgatosca.gov

NOTES:

Figure (1): Example illustration of frontages and depths of R-1:8 lots (8,000 S.F.)



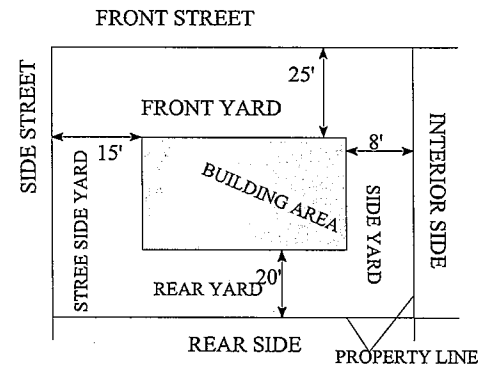
**Frontages and Depths may vary depending on different categories of R-1 zones*

**Setbacks differ between R-1 zones*

Town of Los Gatos
Community Development
Department



Figure (2): Example illustration of setbacks for a R-1:8 lot (8,000 S.F.)



R-1 Zoning District
(Single Family Residential)

Summary Handout